

# FOLKLANDS



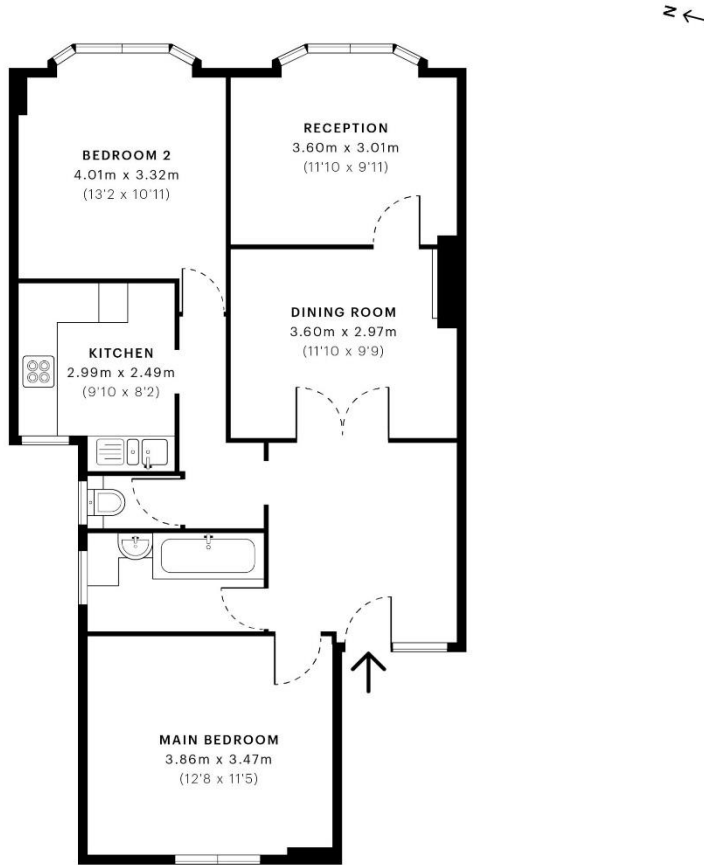
BRIGHTON ROAD, SOUTH CROYDON

GUIDE PRICE £250,000









- Second Floor

**GROSS INTERNAL AREA (GIA)**  
The footprint of the property  
73.31 sqm / 789.10 sqft

**NET INTERNAL AREA (NIA)**  
Excludes walls and external features  
Includes washrooms, restricted head height  
70.29 sqm / 756.60 sqft

**EXTERNAL STRUCTURAL FEATURES**  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

**RESTRICTED HEAD HEIGHT**  
Limited use area under 1.5m  
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 73.69 sqm / 793.19 sqft  
IPMS 3C RESIDENTIAL 71.06 sqm / 765.10 sqft

SPEC ID: 61d42251f9ee1e0de1191d8f

- ❖ TWO DOUBLE BEDROOM
- ❖ SECOND FLOOR FLAT
- ❖ CHAIN FREE
- ❖ FLEXIBLE ACCOMMODATION
- ❖ 0.2 MILES FROM SOUTH CROYDON TRAIN STATION
- ❖ NEARBY LOCAL AMENITIES
- ❖ GAS CENTRAL HEATING
- ❖ FULLY DOUBLE GLAZED
- ❖ SEPARATE KITCHEN
- ❖ EPC EER C



**\*\* Chain Free \*\*** A spacious two double bedroom second floor apartment, conveniently located only 0.2 miles from South Croydon train station, moments from several bus routes and nearby an abundance of local amenities.

This bright & airy apartment has gas central heating, it is fully double glazed, and it has the ability to be used as a three bedroom. The property also boasts a long lease with circa 138 years in balance.

The accommodation comprises two double bedrooms, a modern bathroom suite with a separate WC, a living space that has been divided into a lounge & dining room, a separate kitchen, and a large entrance hall.

Furthermore, this property sits on the doorstep of Croydon's restaurant quarter, it is within close proximity of Croydon town centre with its plethora of shops bars & cafes and is within walking distance of several parks & green spaces.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   c	80   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		